

Weare Conservation Commission  
Minutes  
April 9, 2003

Draft

Meeting commenced @ 7:15 PM

In attendance were: Pat Myers, Mike Manna, Paul Nave, Tom Carr, Ellen Dokton, Andy Fulton, and John Ciampi.

Guests include James Cofflin, local developer, Eric Mitchell of Mitchell Planning and Engineering, and Gene Propper, president of Lake Horace Landowners Assoc.

1). **Minutes read** - John Ciampi read the minutes of 3-12-03. Tom Carr proposed changing the wording in section 4 from “ the wetland will be delineated after snowout” to read “the wetland delineation can be reviewed after snowout”. Motion to accept these minutes as amended was made by Andy Fulton, 2<sup>nd</sup> by Mike Manna. All voted to accept the minutes as amended and the motion carried.

2). **James Cofflin** - gave a presentation to the Commission on the plans and future development of a cluster development to be named Holly Hill, on land known locally as the Paulding Farm. The subdivision will be located on tax lot 405/73 off Flanders Memorial Drive. There will be 51 units, averaging 1.1 acres each, with individual septic and well systems. The development plans propose to cross four wetlands, two minimal, and two major. An application has already been filed with DES. One of these units will be the existing farm house. The plans include the new zoning ordinances recently passed by the Planning Board. The open space portion of the development will be community accessible, with it's own right-of-way access. There will be a three bedroom maximum limit with these units.

3). **Eric Mitchell** - addressed the Commission. He stated that the wetland impact will be approximately 5600 sq. ft. of area. He mentioned that he will do what is possible to minimize the impact on the extensive wetland system on the property. He stated he would have to go to the Zoning Board to ask for a special exception not to install a community water system. The lots will be sized according to the grid system of planning which conforms to state regulations. All lots are designed to have at least 150' width. Andy Fulton asked about “best management practices” in reference to fertilizers and pesticides, and Andy stated his concern about runoff of these materials into the wetland. Mr. Mitchell stated that a 50' setback of the houses from the wetlands could help to buffer this impact. Mr. Mitchell also stated that any suggestions made by the Commission applicable to further protection of the wetlands would be considered. Mr. Mitchell went on to say the open space portion will be made available to the public for recreational use, and limited to non-motorized pedestrian traffic. He further stated that it is not required, from a regulatory standpoint, to provide trails on the open space portion of the development. Peter Schauer is the presiding wetland scientist. There will be a 100' buffer circumventing the property. There are no intentions to install amenities on the property such as tennis courts, clubhouses, etc., and not disturbance will

be allowed of the natural vegetation. Mr. Cofflin added at this juncture that he would like the Commission to review the plans and submit any comments to Mr. Mitchell's office.

4). **Mark Sargent** - of Richard Barlett and Assoc., is representing Dejardin Builders, and is proposing to build a six lot subdivision off Meadow Dr. near the Hopkinton/Weare town line. The lot nos. are 402/67.13, 67.14, 67. 15, and 67.16. The buildings are proposing to be constructed on 11.87 acres, and the open space area will be 16.72 acres. The largest lot will be 5 acres in size, and the smallest, 36,626 sq. ft. There proposes to be individual wells and septic. The open space area will remain in a natural state, with no trails nor embellishments, and there are no plans to post the property. The soil on the property is an Adams sandy loam, and the wetland area was delineated by Goven Environmental Services, and there appears to be no wetland impacts on the property. Andy Fulton suggested that the open space parcel be open to controlled logging under the supervision of a licensed forester in order to improve the quality of the woodlot and would enrich wildlife habitat. Mr. Sargent stated he would entertain this suggestion to his client.

5). **Gene Propper** - was asked by Parks and Recreation to make an informational visit to the Commission addressing the problem of exotic weeds. Mr. Propper had signs made up by a Bob Vaughn, to be placed at strategic locations such as boat launches, to provide public awareness of these malicious weeds, Milfoil in particular, to help discourage their spread , which so far Lake Horace has eluded infestation.

6). **Elections** - there are three positions to vote on this evening: secretary, chair, and co-chair. Andy made motion to nominate John Ciampi for his incumbent position as secretary, 2<sup>nd</sup> by Ellen. All members moved to accept this motion. Ellen nominated Tom for position of chair, and Andy for position of co-chair. Mike 2<sup>nd</sup>. All moved to accept this motion and the new positions became official. Pat Myers stated that she has no intention of fading into the background and would avail herself to upcoming projects. Tom mentioned that he felt some long awaited goals were finally materializing such as the by-laws, the CC website, the wetland complaint form and the wetland violation policy. Andy suggested inviting Jon Wallace for a face to face meeting concerning setting up the website. Tom mentioned that he would like to stipulate the Friday before the next Commission meeting as a deadline to be on the agenda and he will gather the paperwork from the town office by 6 PM on Friday.

7). **Mike Manna** - addressed the Commission concerning his meeting with the BOS, stating all went well. Selectman Cook asked Mike about the Woods property concerning liability matters if snowmobiles are permitted access on the property. The Selectmen stated they would like to be directly contacted by writing on minor interests.

8). **Ellen Dokton** - finished formatting the web page, and Tom asked that the members review the draft version.

9). **Charles and Sylvia Brown** - LLA, tax map 405, lots 47.8, 45, and 44. Purpose is to create lots 405/ 47, 47.7, and 47.8, and to annex parcel B to lot 405/45. The total new area would equal 15.53 acres.

10). **William Russell** - LLA on tax map 402, lots 7.5 and 7.6. Purpose is to depict a lot line adjustment between lots 402/ 7.5 and 7.6. Tom suggested a memo to the Planning Board

indicating that this plan was conceptually reviewed by the Commission and that there are no objections.

11). **Holly Hill cluster development** - on Flanders Memorial Dr.. proposes to install two 48" culverts to span Breed Brook. Area under review comprises 170 acres, primarily undeveloped forest land. There are two wetland areas on the property that cannot be avoided, and each wetland area has two impacts, estimated at 170 sq. ft. for impact number one, and 1820 sq. ft. for impact number two. Lots 73/39 and 40 have wetland impacts. Application is for a standard permit which was sent to the Commission to review as amended. No comment from the Commission is necessary.

12). **High Rock Development** - the new owner is Tarand Development, Corp. This plan has been filed with the wetlands board and a change has been noted to install an 18" culvert to channel the flow of seasonal runoff.

13). **Adjournment** - Mike made motion to adjourn and Andy 2<sup>nd</sup> Motion carried. Meeting adjourned at 10:20.

Respectfully submitted,

John Ciampi

cc: town clerk  
BOS  
CC files